

# Available - Powered Shell Data Center

## Raleigh-Durham, NC

### 10 MW+



FIVE 9s DIGITAL

# Now Available

## Powered Shell Data Center

Raleigh-Durham, NC

[Opportunity](#)

[Building Overview](#)

[Property Details](#)

[Power Profile](#)

[Aerial](#)

[Location](#)

[Fiber Connectivity](#)

[Raleigh-Durham  
Market](#)

[Tax Incentives](#)



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# Opportunity

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Powered Shell Data Center opportunity located in Raleigh-Durham, NC available for lease or sale:

- 122,000 Total Square Feet~ free-standing building on 14.95~ acres
- 10 MW of immediate power capacity with near term expansion potential up to 25 MW with new 24 kV circuit delivered to the building. Additional power expansion options available.
- Recently vacated financial institution data center
- Available Immediately
- Excellent fiber connectivity via low-latency metro and long-haul networks
- Low Cost Energy provided by Duke Energy
- Tax Incentives
- The data center was recently decommissioned and available in Powered Shell condition
- Highly unique data center opportunity with immediate power capacity



# Building

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- 2323 Operations Drive  
Durham, NC
- Total 122,000 SF Powered  
Shell Data Center
- 14.951 acre parcel
- Potential building  
expansion capacity on-site
- 10 MW capacity today
- 15 MW of transformers  
on-site



# Details

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<b>Status:</b>	Vacant Powered Shell Data Center
<b>Decommissioning:</b>	The data center was decommissioned in February, 2024. Legacy generators, MEP gear, raised floor, and cooling were recently removed.
<b>Current Condition:</b>	The space is in clean, open condition with designated rooms for reinstallation of MEP equipment, generator pads stubbed into electrical room, 6 - 2500 kVA pad-mounted transformers in-place, dual fiber entrances with fiber to Meet-Me Rooms (MMRs), and dual feeds from 24 kV and 12 kV Duke Energy distribution feeders.
<b>History:</b>	Formerly occupied by Trusit Bank for its data center operations. The data center was originally commissioned in 2005 with subsequent upgrades over the term of occupancy.
<b>Roof/Ceiling Height:</b>	18' roof height to parapet, 14'6"~ clear height
<b>Zoning:</b>	IL - Industrial Light- Historic data center use



# Power

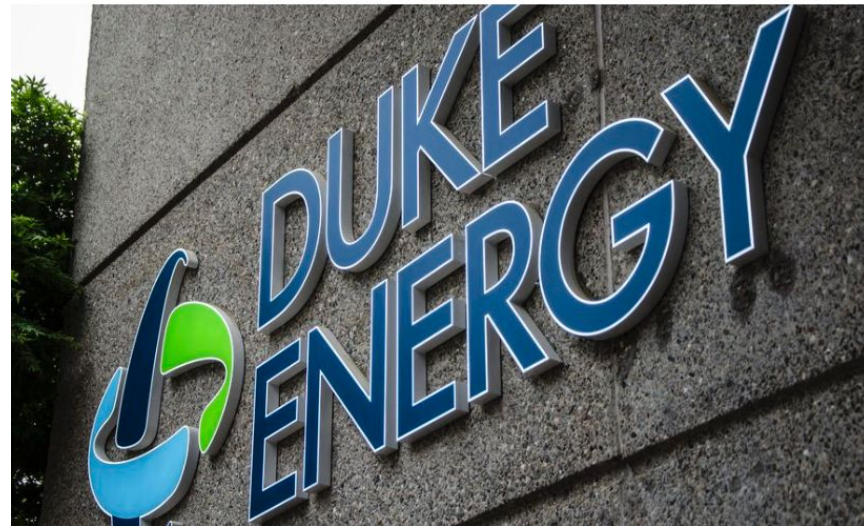
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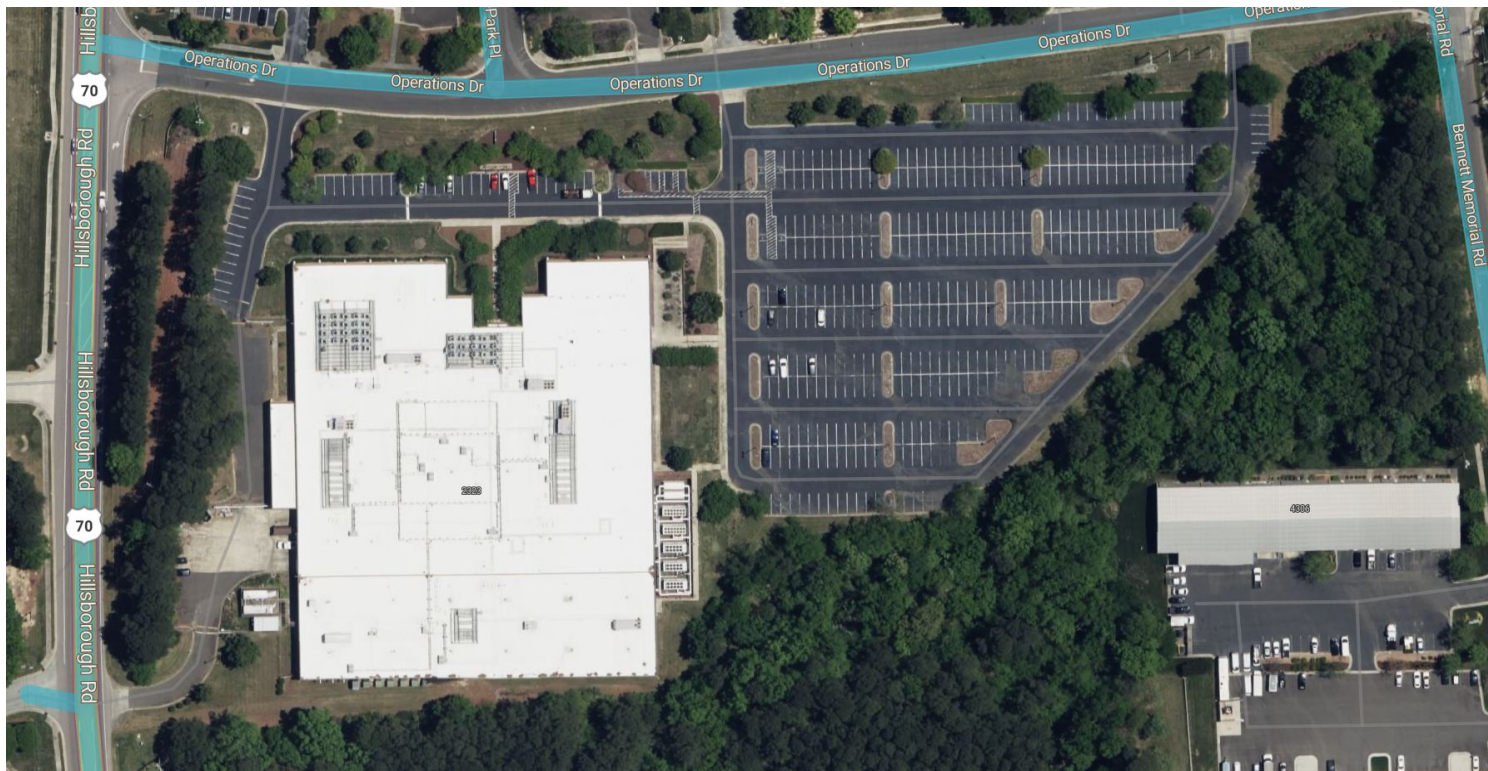
BUILDING A SMARTER ENERGY FUTURE®

## 10 MW currently serving the Data Center

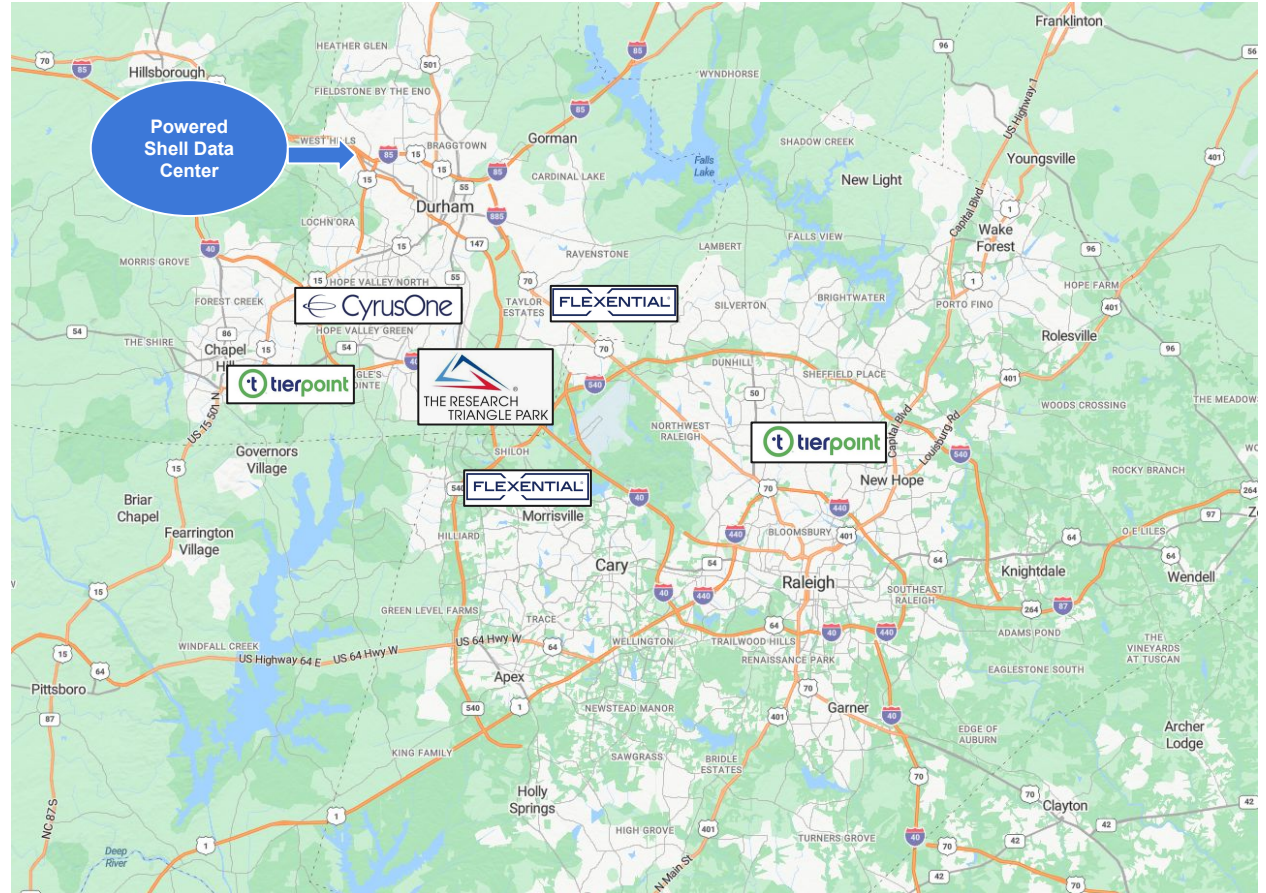
- Dual-fed power from 24 kV and 12 kV distribution feeders via Duke Energy
- 6 - 2500 kVA (15 MW) pad-mounted transformers on-site
- Future power expansion opportunity
- Power cost incentives for qualifying data centers in the NC Duke Energy via the new Rider ED power program for high-load consumers



# Aerial



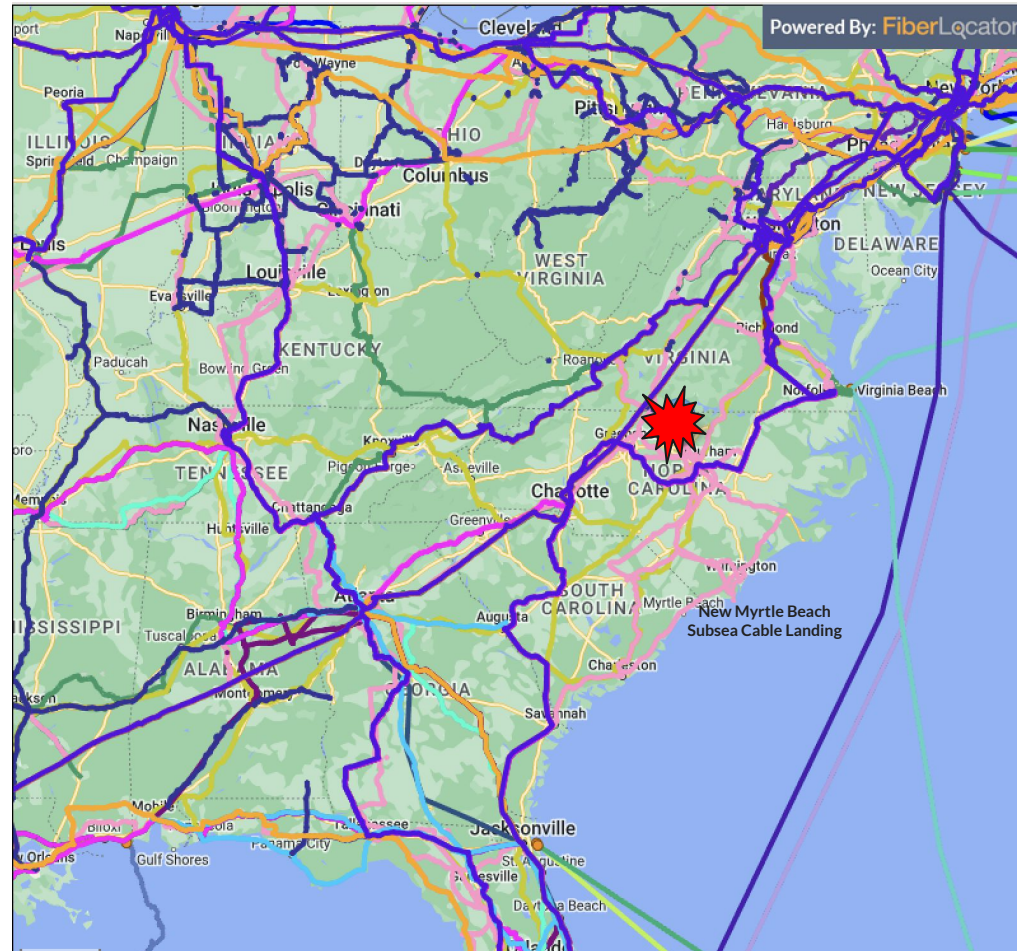
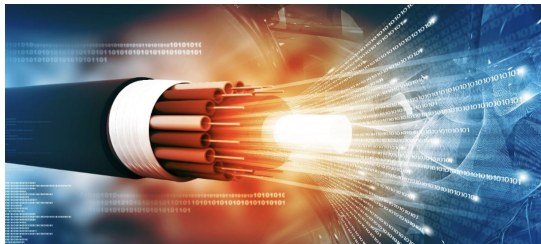
# Location



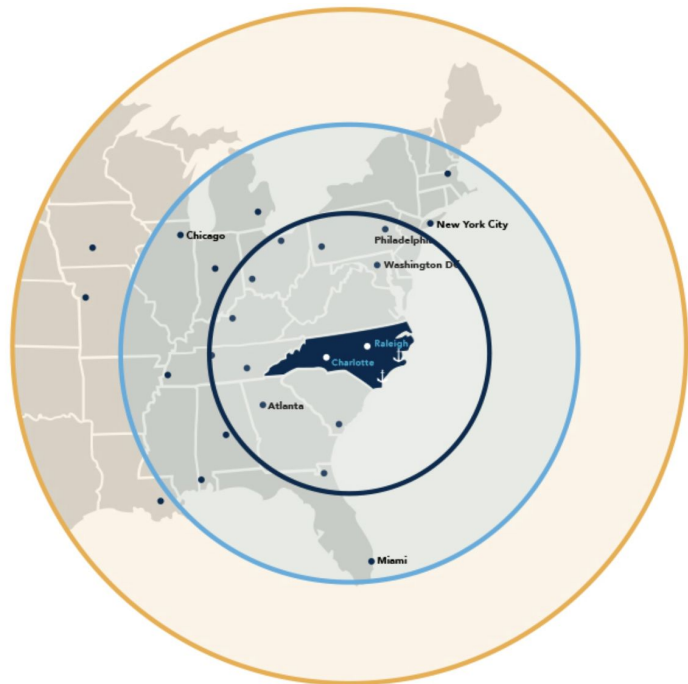


# Fiber

- Access to numerous diverse metro and long haul fiber connectivity on site
- Regional connectivity to Northern Virginia, Charlotte, and Atlanta
- Subsea fiber connectivity to Virginia Beach and the new Myrtle Beach cable landing stations
- Fiber on-site includes AT&T, Verizon, Charter/Spectrum, & Sebra with other options nearby



# Raleigh-Durham & NC



**6K** COMPUTER  
SCIENCE  
DEGREES  
— ANNUALLY —

**192K**  
**TECH**  
PROFESSIONALS

**#1** STATE FOR  
WORKFORCE  
— CNBC, 2023

**TOP** STATE FOR  
BUSINESS  
— CNBC, 2022 & 2023

**2.5%** LOWEST  
CORPORATE TAX  
IN THE UNITED STATES

**#1** BEST  
BUSINESS  
CLIMATE  
— BUSINESS FACILITIES MAGAZINE, 2022

## TALENT PIPELINE

Wake County and the Research Triangle region have one of the largest concentrations of tech talent in the nation across analytics, mobile applications, open source, healthcare IT, cloud computing, and cyber security.

In addition to attracting the best and brightest tech talent from outside of Wake County, 47% of residents living in Wake County have a bachelor's degree or higher. This demonstrates that Wake County and the Research Triangle region have one of the most highly educated workforces in the U.S. – making the region a major attractor and competitor for global tech talent.

# Tax Incentives

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North Carolina provides three sales and use tax exemptions for the purchase of the following items related to data centers and their operations:

- Electricity and support for equipment purchased for a “Qualifying Data Center”
- Electricity and certain business property purchased for an “Eligible Data Center”
- Computer software at a “Data Center”

Purchase of electricity for use at a qualifying data center and the purchase of data center equipment to be located and used at such facility is exempt from sales tax.

More information can be found here: [NC Data Center Tax Exemptions](#)



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